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Webbs Court, Lyneham, SN15 4TR

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PROPERTY SALES & LETTINGS



- Three Bedroom End Of Terrace
- South Facing Rear Garden
- Garage & Driveway
- Gas Radiator Central Heating

- Large Conservatory
- Corner Plot
- Beautifully Presented Throughout
- uPVC Double Glazing

42 Webbs Court Lyneham, SN15 4TR

Offers in excess of
£285,000

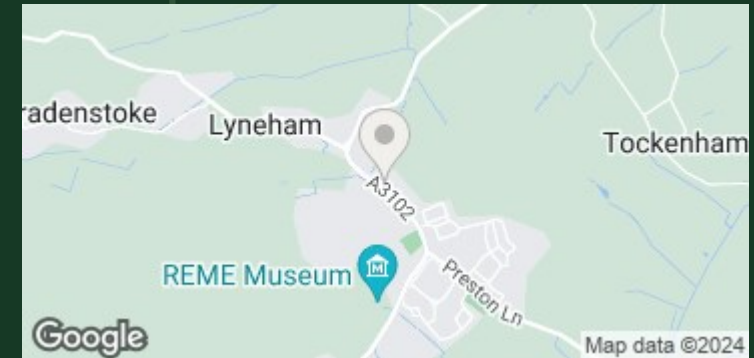
A beautifully presented three bedroom end of terrace family home situated on a corner plot at the end of a cul-de-sac in Lyneham benefiting an IMPRESSIVE CONSERVATORY, A SOUTH FACING non-overlooked rear garden and GARAGE with driveway.

The property internally comprises an entrance hallway with staircase to the first floor landing, downstairs WC, living room, kitchen to the rear and an impressive 'L' shaped conservatory with French doors to the rear garden.

The first floor has a shower room with oversized shower, two double bedrooms and one single. Outside is a fully enclosed non-overlooked rear and side garden being mainly laid to lawn with a

patio seating area rear and to the side whilst providing gated access to the front.

To the front is a garage with driveway parking for one vehicle. Further benefits include uPVC double glazing and gas radiator central heating via a recently replaced boiler installed in 2019. To request a viewing simply contact Alan Hawkins Property Sales today.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire council

Tax Band C For year 2023/24 = £1,862.43

For information on tax banding and rates, please call Wiltshire council

Tenure

Freehold

Energy Efficiency Rating (England & Wales)

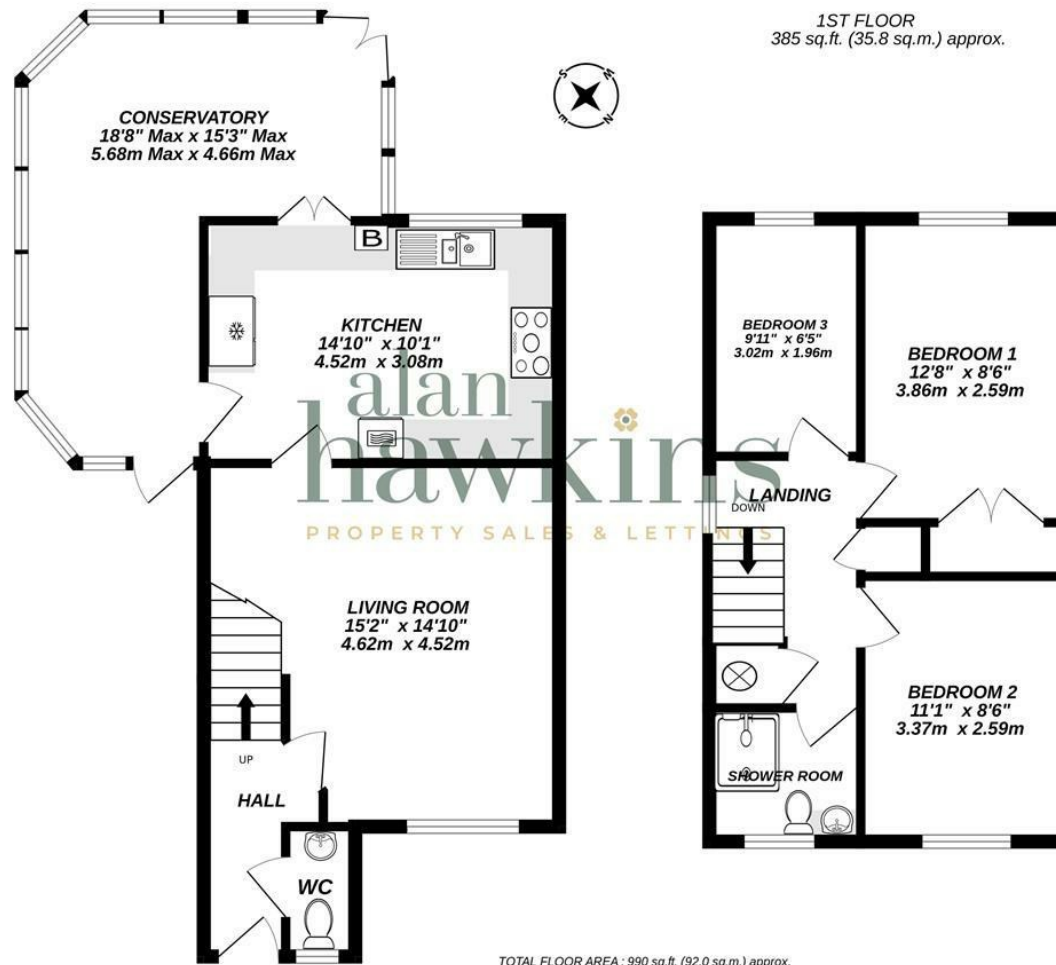
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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